

**Policy and Land Use Amendment in Erlton (Ward 8) at multiple addresses,
 LOC2023-0415**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0237) to the 2024 April 09 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.34 hectares \pm (0.84 acres \pm) located at 24, 26 and 38 – 28 Avenue SW (Plan 2865AC, Block 2, Lots 29 to 40) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and Special Purpose – Community Service (S-CS) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 MARCH 7:**

That Council:

1. Give three readings to **Proposed Bylaw 19P2024** for the amendments to the Erlton Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 115D2024** for the redesignation of 0.34 hectares \pm (0.84 acres \pm) located at 24, 26 and 38 – 28 Avenue SW (Plan 2865AC, Block 2, Lots 29 to 40) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and Special Purpose – Community Service (S-CS) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a multi-residential development up to 16 metres in height with an associated child care facility, operated by a non-market housing provider.
- The proposal would allow for an increase in density at a strategic location that is within walking distance to the Erlton/Stampede LRT Station and is in alignment with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would provide more housing options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal is intended to accommodate affordable housing, that may include additional commercial and employment opportunities.
- An amendment to the *Erlton Area Redevelopment Plan* (ARP) is required to accommodate the proposal.

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- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application in the southwest community of Erlton was submitted by Manu Chugh Architect on behalf of the Calgary Dream Centre, on 2023 December 21. While the property currently belongs to The City of Calgary, the Calgary Dream Centre is the successful non-profit affordable housing provider that was awarded this parcel through the non-market housing land disposition program.

No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit for a three-storey multi-residential development and child care facility.

The approximately 0.34 hectares (0.84 acres) site is situated on the north side of 28 Avenue SW, between Macleod Trail South and Erlton Street SW. The site consists of four parcels and is currently developed with a former school building and an associated parking lot. The subject parcel is located approximately 400 metres (a seven-minute walk) to the Erlton/Stampede Station.

To accommodate the proposed Multi-Residential – Contextual Medium Profile (M-C2) District, map and text amendments to the ARP are required, changing the land use policy for the subject site ‘Erlton School’ to ‘Medium to High Density Residential’.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and Erlton Community Association was appropriate. In response, the applicant organized a community meeting on 2024 February 13 and mailed 75 invitations for community engagement to the residents within a 125 metre radius. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration’s practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition from the public. The letters of opposition included the following areas of concern:

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- increased traffic and parking issues;
- effect on the value of existing neighbouring homes;
- lack of community outreach;
- impacted views to downtown; and
- proposal does not fit the character of the community.

The Erlton Community Association provided a letter in support on 2024 January 29, recognizing the need for affordable housing and indicating that this was an appropriate use of the site (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use district would provide flexibility in building a multi-residential development that is compatible with the adjacent community. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Erlton and supports the City's efforts to develop and increase the supply of permanent affordable housing and care facilities. The development of these parcels would allow for increased density in close proximity to the Erlton/Stampede LRT Station, while also enabling more efficient use of land and infrastructure and providing additional amenities for the community.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

This proposed land use amendment is intended to allow for the development of affordable housing units and a child care facility. The development would provide housing opportunity, supports local business and employment opportunities within Erlton.

Service and Financial Implications

No anticipated financial impact.

**Planning and Development Services Report to
Calgary Planning Commission
2024 March 07**

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RISK

There are no known risks associated with the application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 19P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 115D2024**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform